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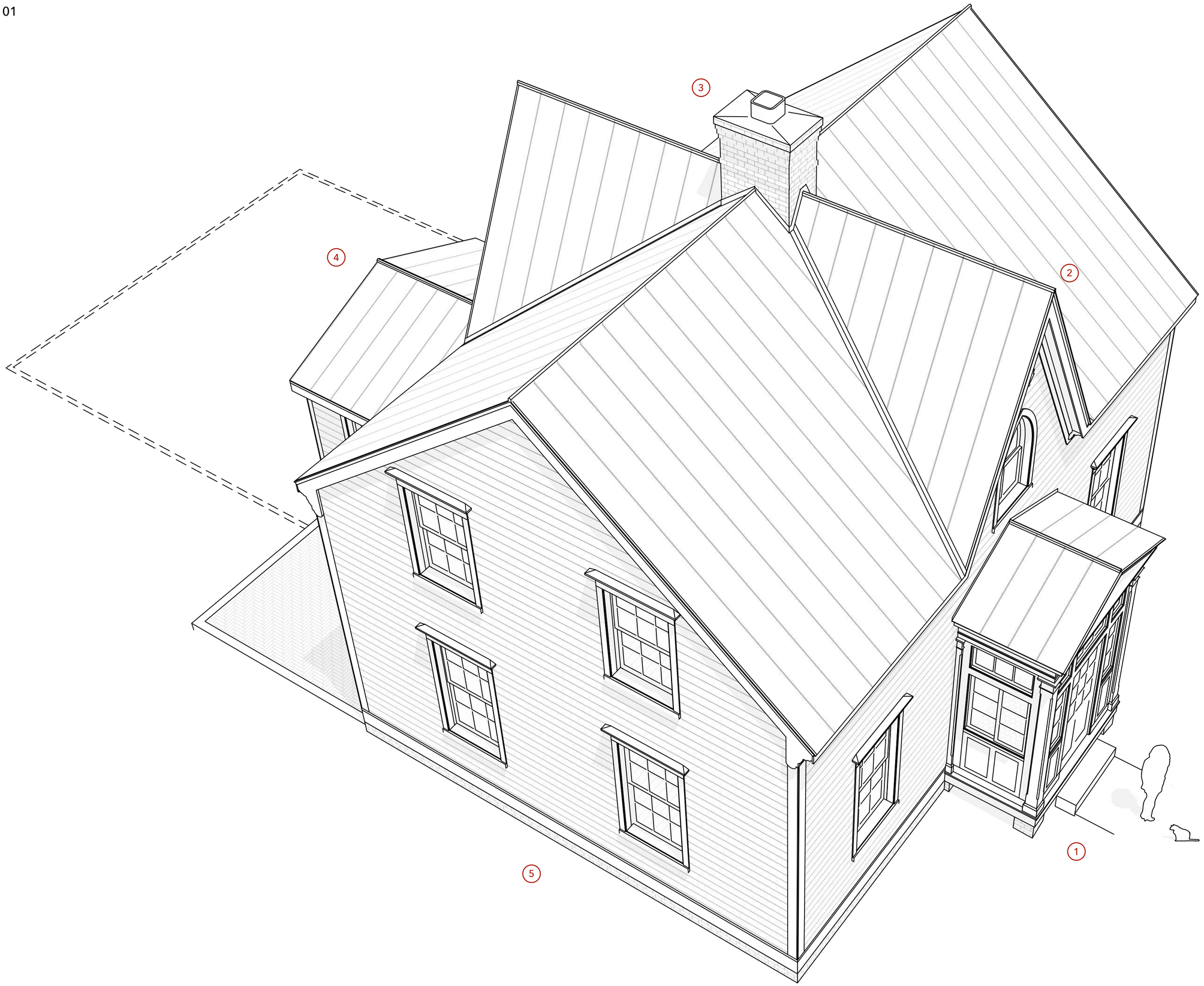


If you want to know something better, try to recreate it. In this design, I attempt to create a quintessentially Canadian house. Many of its features are also common in other cold regions, like Iceland or Sweden. “Form fulfills function,” I often say. Yet I also wanted this to speak to Canada in particular. From Prince Edward Island to Ontario, and from Quebec to the plains of Alberta, I think it may seem familiar.

CANADIAN FARMHOUSE

DESIGN OVERVIEW

JAY OSBORNE

Some defining features: **(1)** The front entry is a vestibule made as a glass portico. **(2)** An steep front cross gable is almost iconic to the notion of a Canadian house. **(3)** A central chimney is more efficient at heating. **(4)** A rear mudroom attaches to a bedroom suite or garage (possible future project). **(5)** In cold places, 1.5-story houses are normal. With less interior air to heat, and less surface area to insulate.

CANADIAN FARMHOUSE

FRONT PERSPECTIVE

JAY OSBORNE

(1) The front entry has a vestibule. This prevents indoor, heated air from rushing out when the door is opened. It's designed as a glazed-in portico, with enough space inside to include a couple of benches. **(2)** The front-facing, steep gable is a symbol of human domesticity. It also provides an essential function– allowing daylight and cross ventilation upstairs. A gothic arched window accents the peak. And the maple leaf applique was just too fitting. The house can be emblazoned with unique expressions of identity. **(3)** Center chimneys are best in colder climates because they provide a better draft, they let heat radiate through the masonry, and the heat has the widest reach. **(4)** A bay window cantilevers to keep the foundation simple. **(5)** Rear additions are less visible, and more flexible.

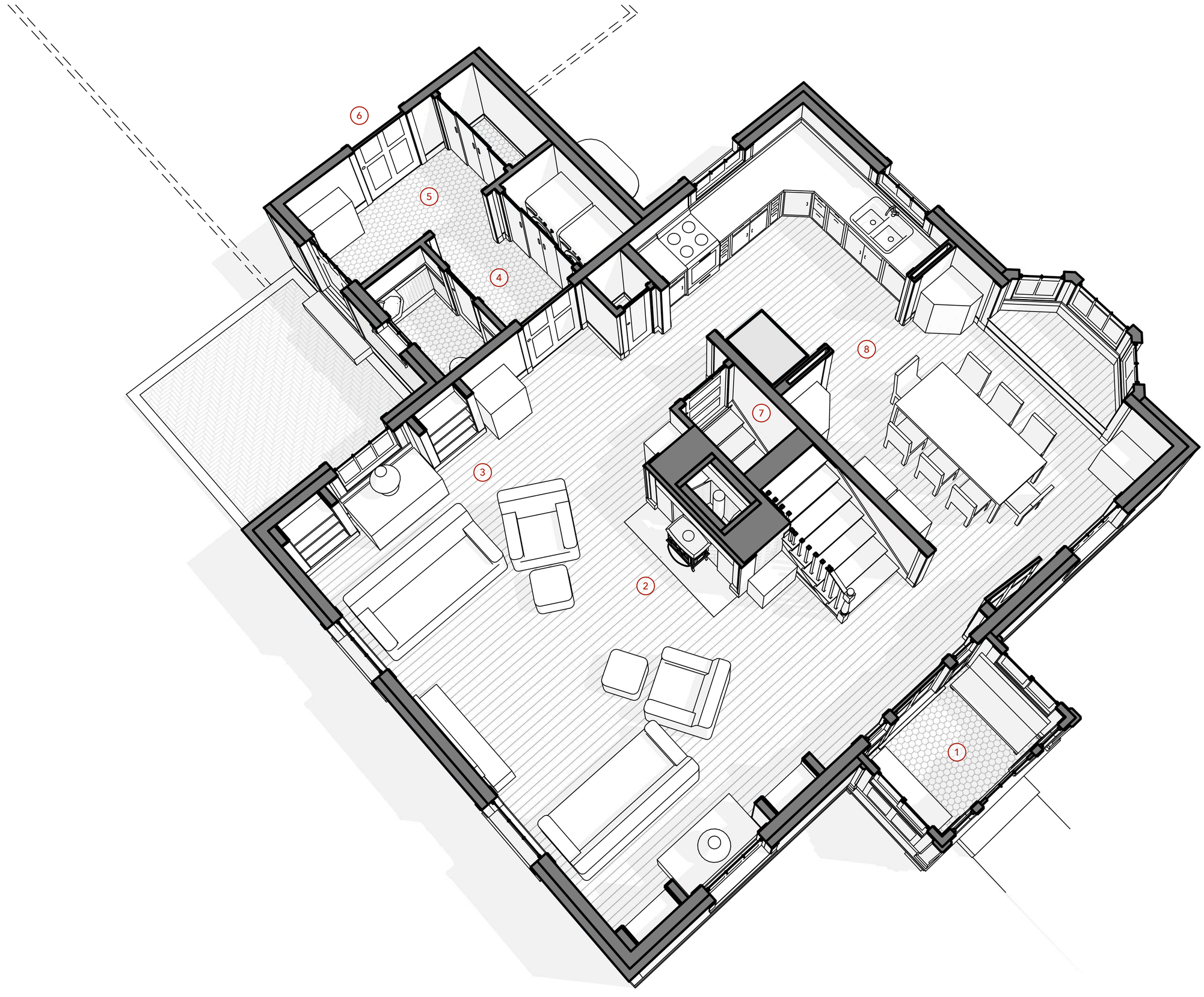
(1) This door may be window, which allows a further extension in the future. It's easy to convert a window into a door (structurally, the header is already built-in). This rear part of the house is a hyphen, which protects daylight and air circulation in the primary body, and allows a very large rear addition (possibly in the future).
(2) The back patio can be the place to keep the grill in summer cookout season.

CANADIAN FARMHOUSE

REAR PERSPECTIVE

JAY OSBORNE

(3) The cross gable helps deflect snow from falling directly on the rear hyphen, where it might pile up. That's even more useful at the smaller, front entry portico.
(4) Roof eave overhangs are very important. The gable-side overhangs are less so. Rainwater must not splash or spill on the walls. Gutters may therefore be advisable.
(5) Window header drips also help deflect water from vulnerable parts of the house.



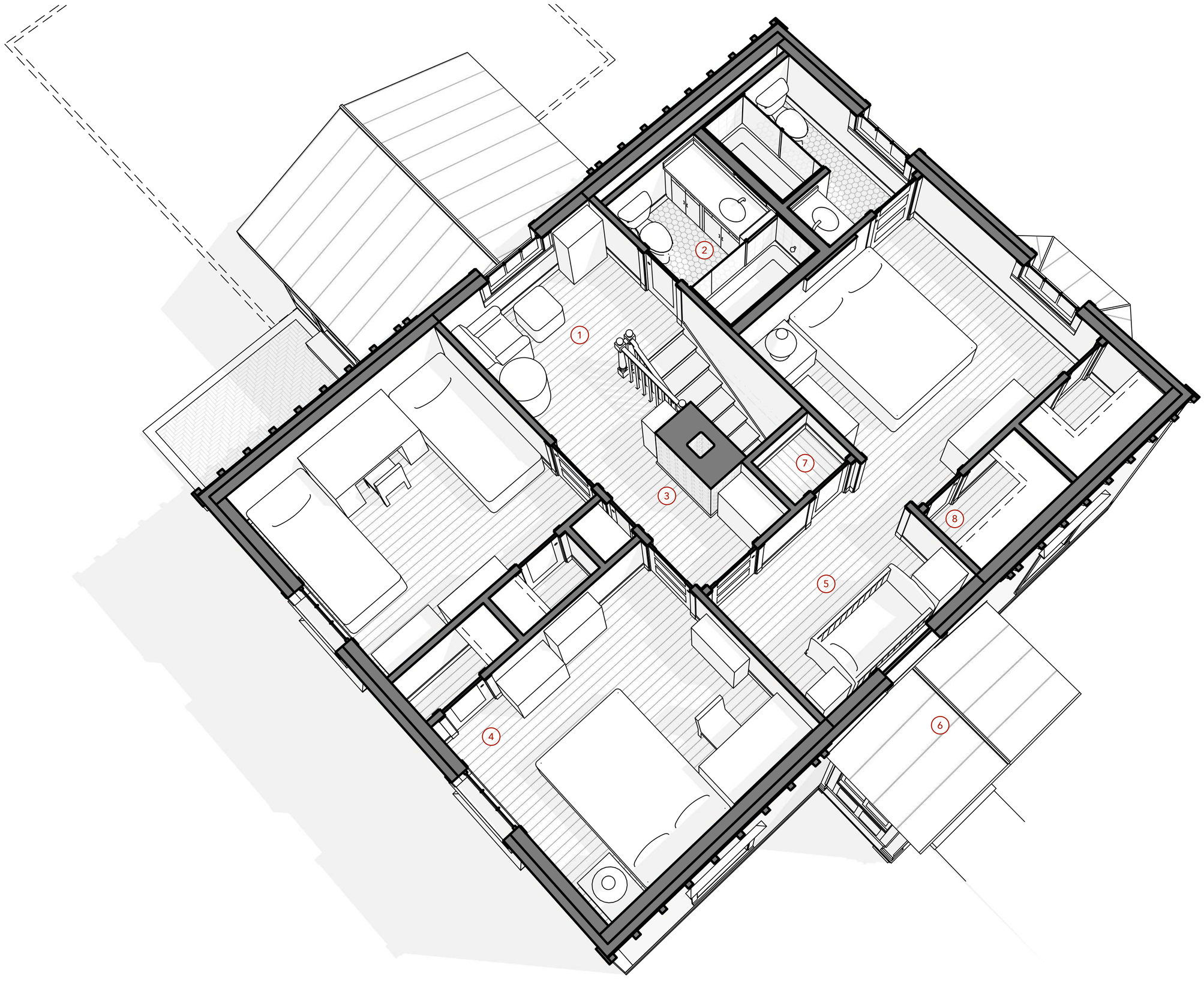
(1) The main entry vestibule is a glass portico. It can have two seats – like 4-foot-long church pews, which take up little floor area. The outermost door would be unlocked, allowing quick shelter. This can also be a private room for phone calls. **(2)** The fireplace is the home's heart. The woodstove is also a practical addition. **(3)** The living area is large and open. It includes built-in shelves at two windows.

CANADIAN FARMHOUSE

FIRST FLOOR

JAY OSBORNE

(4) The rear hyphen includes a half bath and laundry closet (and a privacy door). **(5)** The mudroom at the rear hyphen has a large coat closet. **(6)** Either a bedroom suite or a garage could be included to the back. Or this door could be a window. **(7)** The stairs are stacked and centered for greatest spatial efficiency. **(8)** The dining room can be closed off, possibly to be a daytime office. It includes pocket doors.



CANADIAN FARMHOUSE

SECOND FLOOR

JAY OSBORNE

(1) The upstairs landing has room for a chair or two. With a vaulted ceiling above, it would be a pleasant place to linger. **(2)** The bathrooms have low ceilings, so the fixture layout is hard to modify. This also affects door locations. **(3)** The chimney has a commanding presence upstairs. The doors accent its view. **(4)** Closet doors are small and strategically positioned for multiple bed locations. **(5)** The main bedroom's sitting area can have a sofa, a crib, a desk, or other use. **(6)** A balcony was considered, but a pedimented portico requires tall proportions. **(7)** This small closet has a raised platform, necessary for headroom at the staircase. **(8)** Closets are placed at the low walls of the main bedroom. a cased opening barely fits between the bed area and the sitting area. It could have a door if desired.

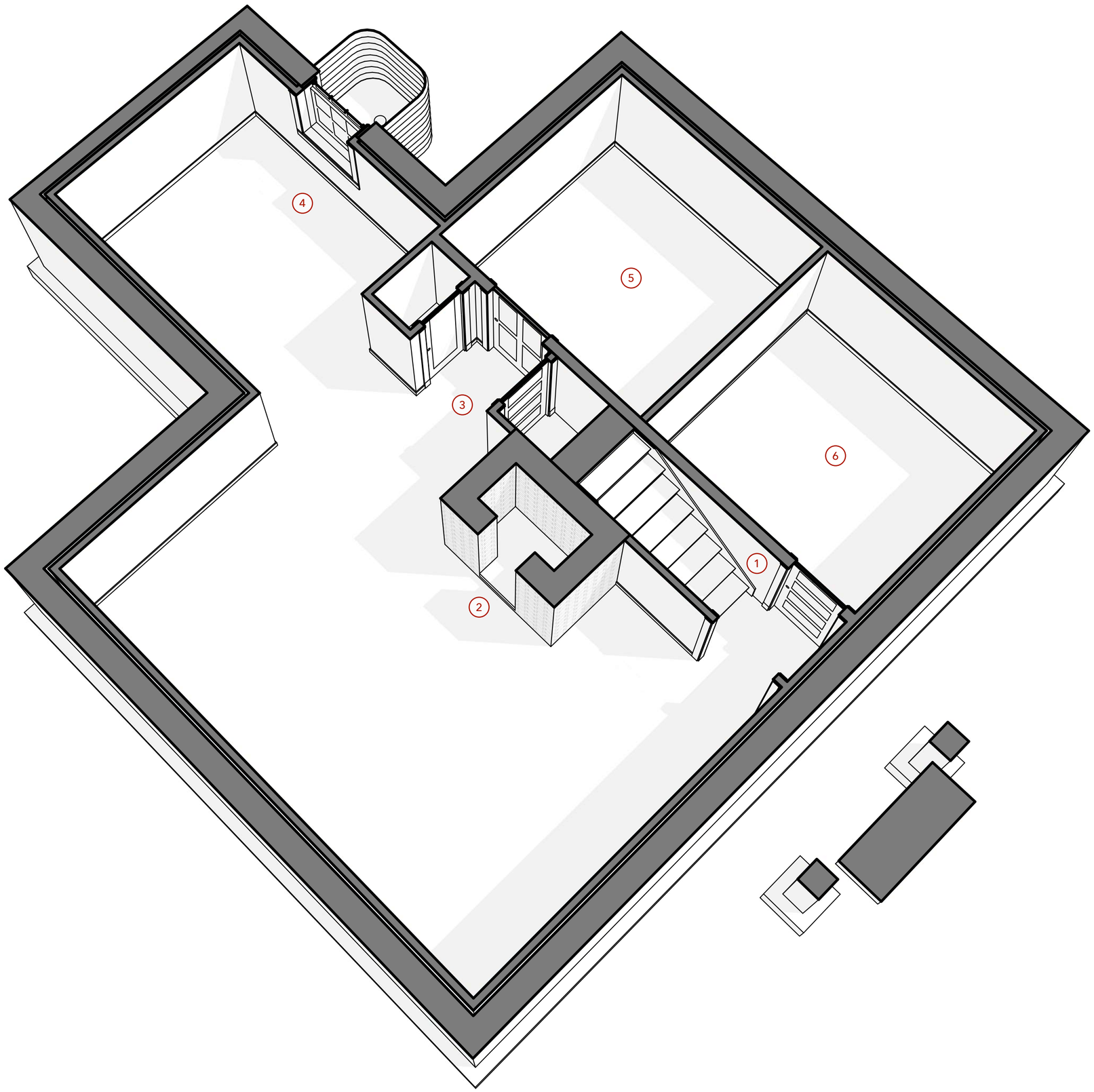
(1) The ceiling jumps upward at the center peak, giving space for the Gothic arch window, and making the space feel delightfully tent-like. **(2)** The attic access is located by the chimney. It's mostly for servicing HVAC ducts and electrical wires. **(3)** The main bedroom's closet walls are placed based on the height of its doors. **(4)** The ensuite bathroom's shower ceiling is about as low as it can be (by code).

CANADIAN FARMHOUSE

UPSTAIRS CEILING

JAY OSBORNE

(5) The low wall is thickened with a knee wall to allow for the minimum ceiling height at the the back of the toilets. This also makes an effective utility chase. **(6)** The doors and windows are usually placed based on ceiling heights. The low sloping ceilings help keep the spaces warm and cozy, with minimal volume to heat. With the windows aligned vertically, it's hard to modify them without afterthoughts.



CANADIAN FARMHOUSE

BASEMENT PLAN

JAY OSBORNE

Foundations must be deep enough to prevent frost heave. Hence, a basement. **(1)** The stairs to the basement are placed directly below the staircase above. **(2)** The fireplace and chimney have a large foundation, which could include a fireproof vault at the basement. This can be used for valuables, or for other uses. **(3)** The walls are positioned under beams, which correspond to joist directions. **(4)** The basement might need to have egress directly to the outside. This is often done in Canada using window wells. This also provides daylight and ventilation to the basement, so more windows could be included here. Conversely, this could be a bulkhead with a staircase leading up. **(5)** The utility room is directly under the kitchen and bathrooms. **(6)** This large storage room could be a pantry.

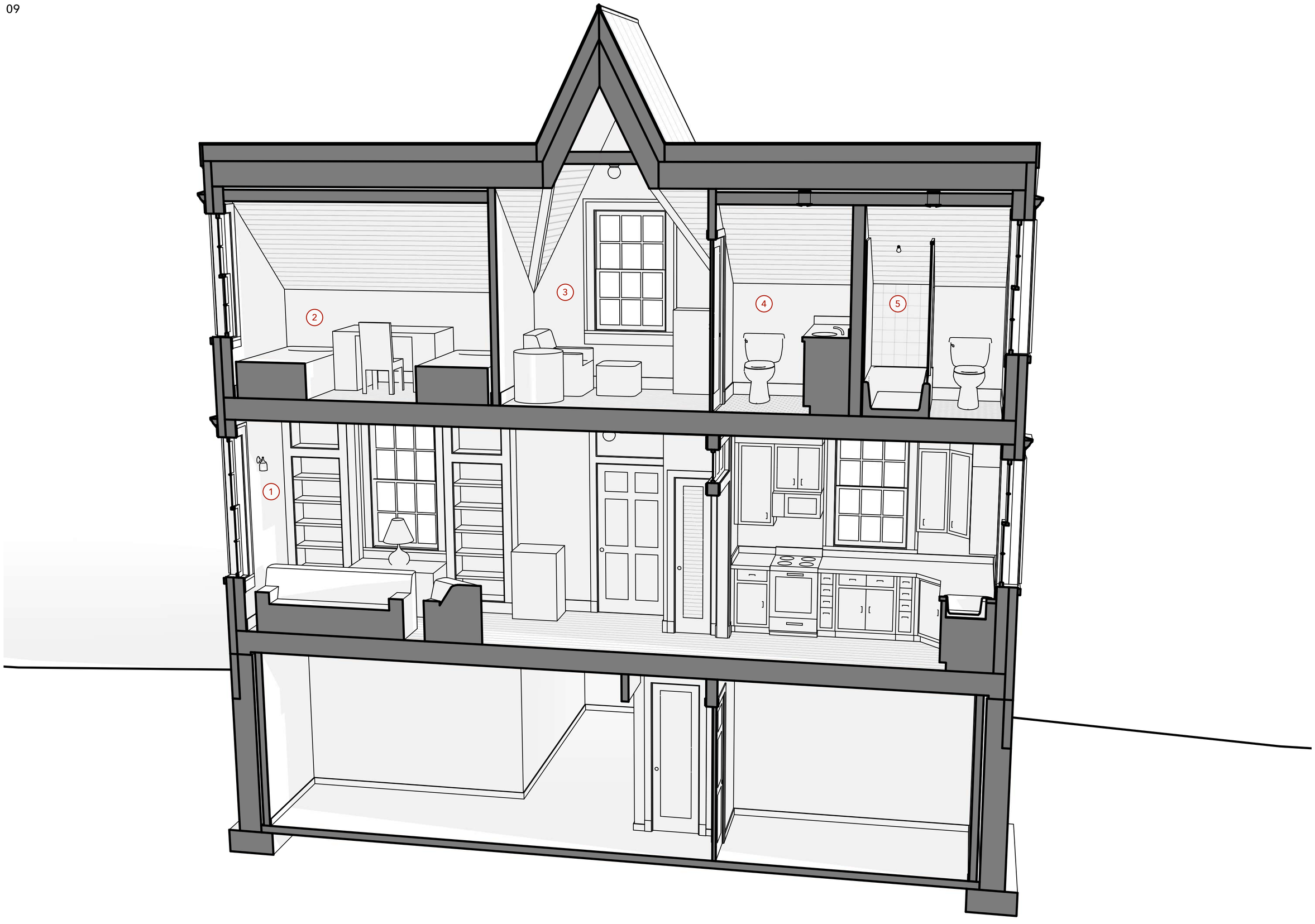
(1) The entry vestibule has space for seating, or for umbrellas and smelly boots. **(2)** On each level, the chimney commands attention at the center of the house. **(3)** Chamfered floors and a lifted closet for adequate headroom at the staircase. **(4)** At the center cross gable, sitting areas inhabit the cozy spaces of the low, sloping ceilings. The windows allow for balanced daylighting and cross breezes.

CANADIAN FARMHOUSE

SECTION PERSPECTIVE

JAY OSBORNE

(5) The upstairs ceilings are usually 8 feet (2.4 m) at the highest, appropriate for colder climates. The conditioned attic space is tiny– only for utilities, like ducts and electrical conduits. **(6)** The rear addition isn't shown. It can be a bedroom suite or a garage. If the addition is a later project, this will be a window instead of a door. The hyphen at the rear has a mudroom, half bath and laundry machines.



CANADIAN FARMHOUSE

LONG SECTION VIEW

JAY OSBORNE

(1) The living area has built-in shelves which are copied from my Southern Farmhouse design. Likewise, the fireplace can be copied from the same details. **(2)** At the lowest, the walls are 4 feet (1.2 meters) high. This is a fairly comfortable height for placing the headboards of beds. **(3)** At this sitting area of the cross gable, the steep ceilings frame the window opening, creating a moment of calm.

(4) The toilets are positioned where the walls are lowest. The knee wall is placed for a minimum 5-foot (1.5 meter) ceiling measured at the back of the toilet seat. **(5)** The shower at the ensuite bathroom has a low ceiling. Several codes regulate the minimum ceiling heights for this, and other parts of the house. That's why it's unwise to move walls around without also testing such ideas with a digital model.

CANADIAN FARMHOUSE

LIVING ROOM VIEW

JAY OSBORNE

(1) The living room is so large that it requires some furniture, like the seating arrangement, to be pulled off the walls. This living area has dual points of focus—including the fireplace and a movie screen. **(2)** The door to the back can have a mirrored panel instead of a transom. This improves the daylighting at that back corner. A rear transom won't work because of the low ceiling in the back hyphen.

(3) The living area has easy access to the kitchen, but is separate enough that the kitchen doesn't always have be cleaned up and presentable. **(4)** The fireplace has a woodstove, and facing panels of matte, dark stone. **(5)** The main entry could have fogged or stained sidelights for more privacy (but that's more for urban situations). **(6)** The dining area can be closed off as a private room. This allows many functions.